



MONTONMILL GARDENS ECCLES

£130,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Montonmill Gardens, Eccles, M30 8BQ

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable ONE DOUBLE BEDROOM apartment strategically positioned for easy access to the vibrant Monton Village. This charming second floor apartment offers an ideal blend of urban living and serene canal side walks, something sure to be popular with a wide range of buyers. This tastefully presented property boasts a bright and spacious living room with sliding doors that open out onto a private walk out balcony, offering stunning views of the canal. The modern kitchen is fully equipped with appliances, making it perfect for both everyday cooking and entertaining. The sleek bathroom features a contemporary white suite with an electric shower over bath combination. This modern apartment is well positioned just short distance from Monton, Eccles and the Trafford centre offering excellent access to the motorway network providing an easy commute to most surrounding areas! walking distance to regular bus services to Manchester with local shops around the corner. There are a variety of highly regarded schools and within the vicinity also good recreational facilities close by. Enjoy the convenience of being steps away from Monton's vibrant town centre, brimming with trendy cafes, shops, and local amenities. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Second Floor



Features

- One double bedroom
- Second floor apartment
- No onward chain
- Walk into Monton Village
- Communal Gardens
- Ideal first buy / Investment
- Canal side location
- Resident Parking
- Secure communal entrance
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 20 years

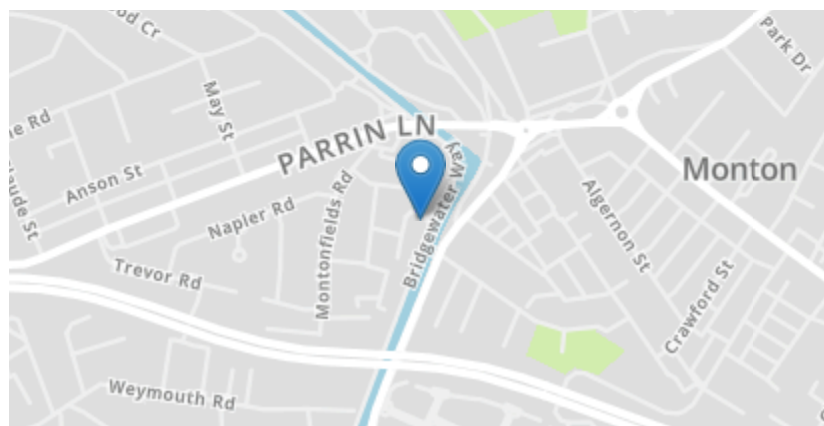
Tenure: Leasehold

Service charge and ground rent - £110.00 per month (correct as of 01-10-25)

The lease was initially granted for 999 years commencing July 1989.

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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